

35801 Mound Road

Sterling Heights, MI

- Corporate Hi-Tech Office Building
- Plug & Play Furnished Office Suites
- Available from 4,540 to 54,292 RSF
- 20,000 Sq. Ft. 100% Air Conditioned
- High-Bay Warehouse/Research
- Available
- Aggressive Rental Rates
- Professionally Managed
- Excellent Freeway Access

CORPORATE HI-TECH INDUSTRIAL OFFICE FOR SALE/LEASE

FOR MORE INFORMATION:

Al Lafrate, SIOR
Senior Vice President
248.637.7791
aiafrate@LMCap.com

248.637.9700 | LMCap.com

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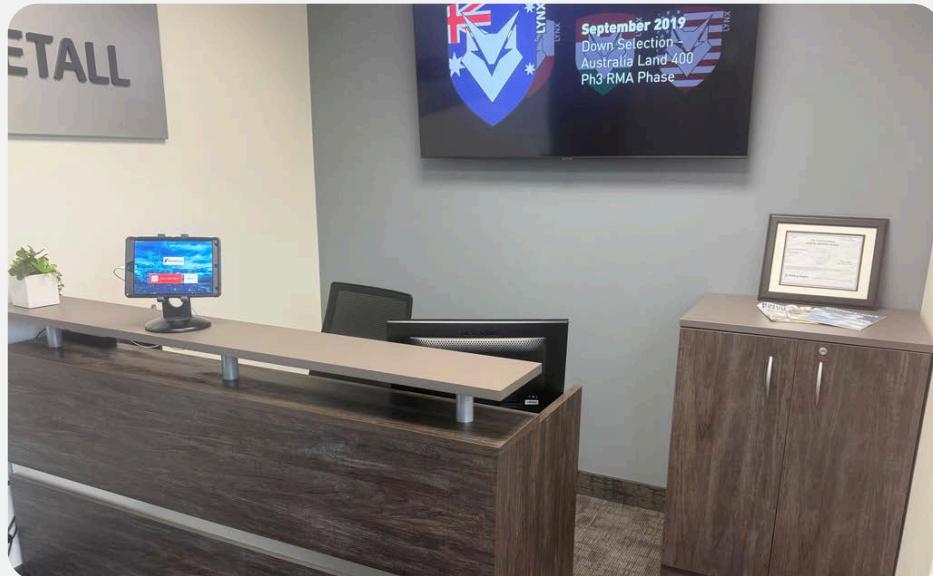
Liberty Place



 **L. MASON CAPITANI**
CORFAC INTERNATIONAL
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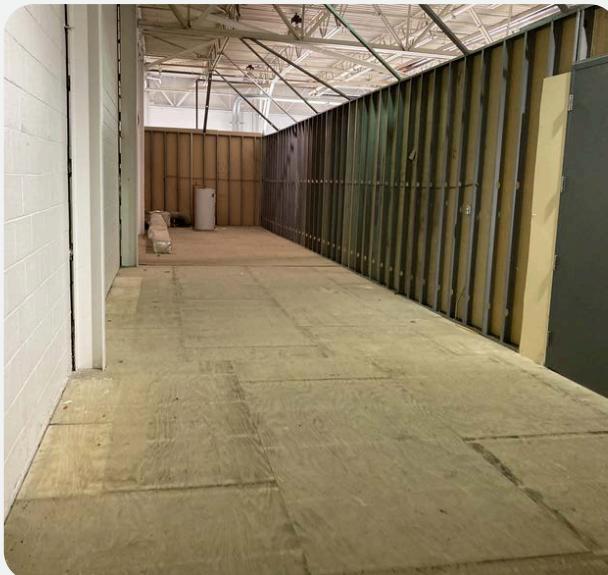
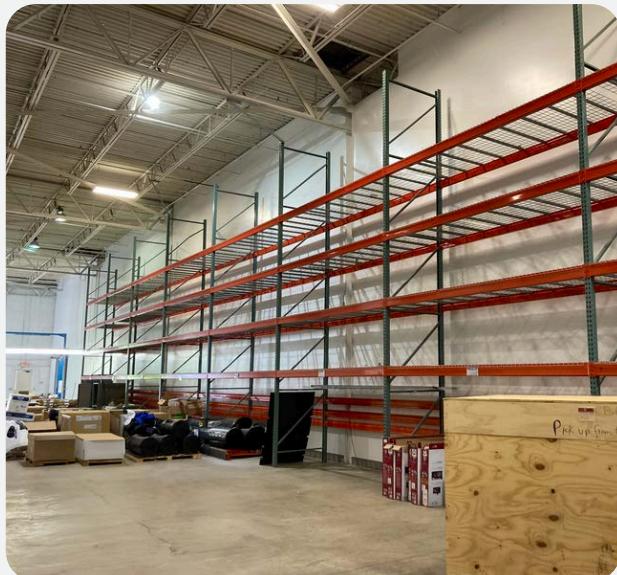


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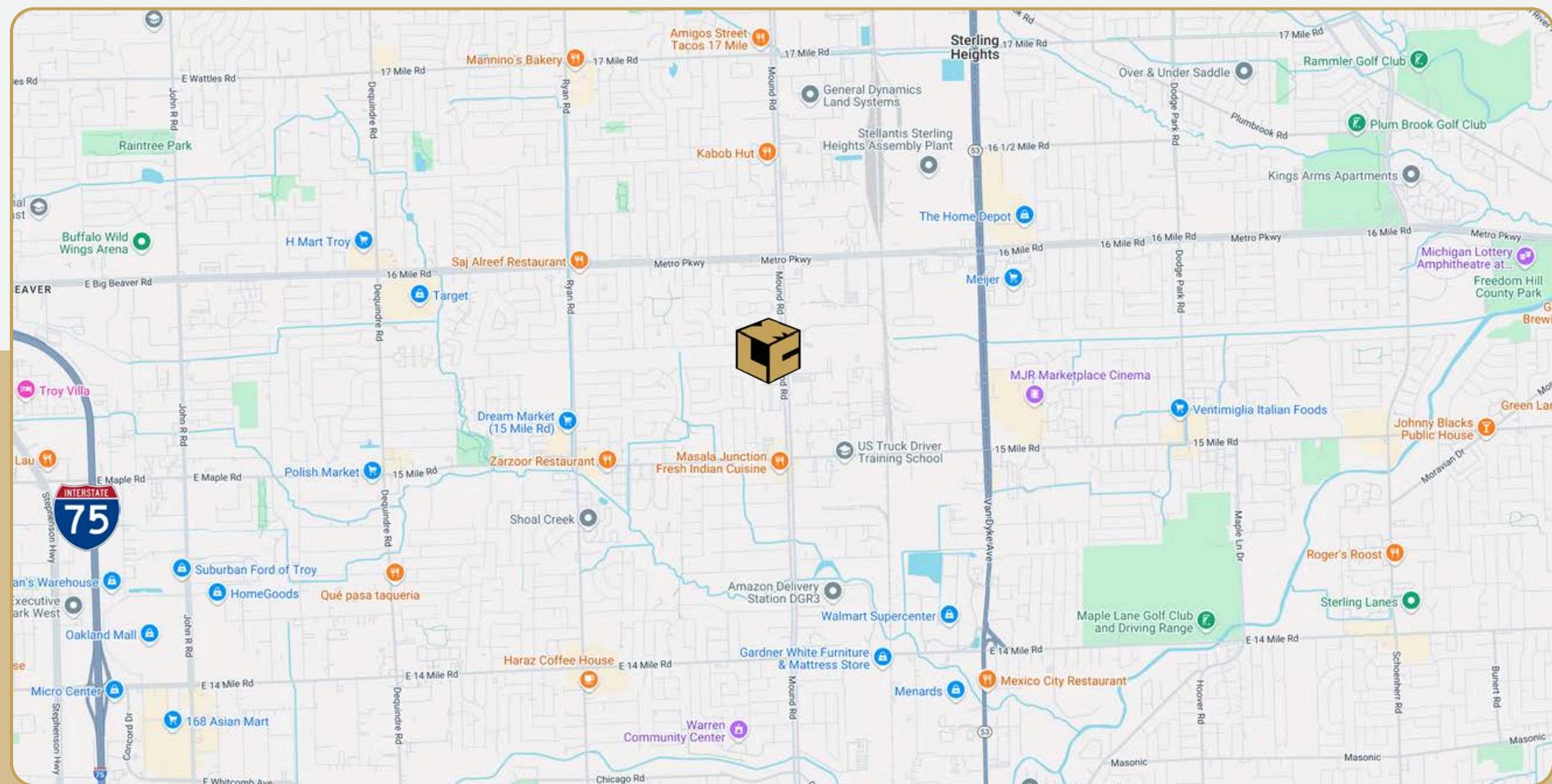


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Office Property Details:

Details:

Location Description: 15 Mile/Mound

Building Type: Office

Class: B

Zoning: -

Floors: 2

Year Built: 1991

Year Renovated: 2008

Gross SF: 94,209 SF

Total Rentable SF: 94,209 SF

Available SF: 54,262 SF

Min/Max SF: 4,540 SF - 54,262 SF

Acres: 5.05

Multitenant: No

Parcel ID: 20-21-351-012

Property Description: Hi-Tech Office Research building. Plug-and-play furnished office suites and a 100% A/C high-bay Warehouse/Research Facility available for lease. Aggressive rental rates, professionally managed.

Economic

Min/Max Rental Rate: \$11.95/SF

Rental Terms: NNN

Annual Escalations: \$0.50/SF

Load Factor: 13.0%

Occupancy: Immediate

Parking: 325

Partition Allowance: Negotiable

Signage: Yes

Status: Existing

Operating Expenses: \$5.40

Sale Price: \$10,995,000

Price/SF: \$116.71/SF

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Available Suites:



Suite 102: 26,669 RSF

Suite 200: 4,540 RSF

Suite 202: 4,732 RSF

Suite 200/202: 9,272 RSF

Suite 206: 18,231 RSF

Suite 102/200/202/206 54,292 RSF

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First Floor Vacancies:



Suite Number	Square Footage
102	26,669 RSF
102/200/202/206	54,262 RSF
Warehouse	20,000 RSF

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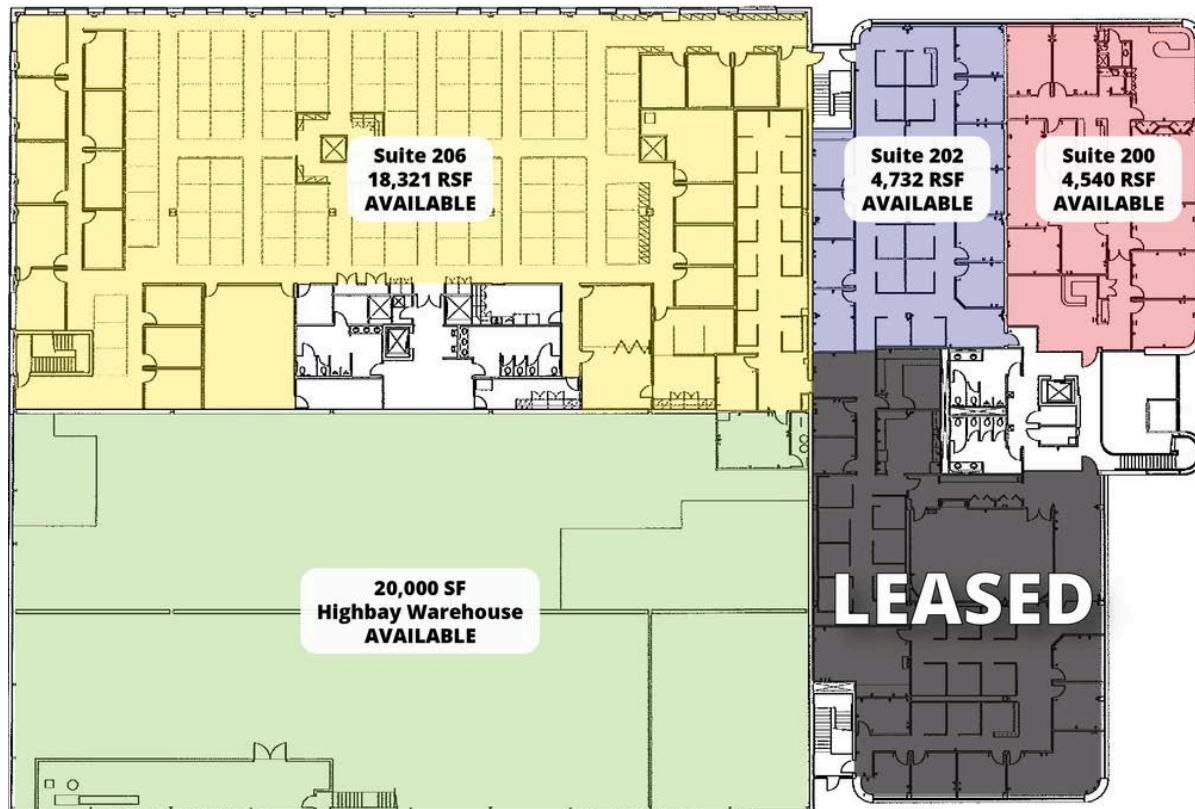
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Second Floor Vacancies:



Suite Number	Square Footage
200	4,540 RSF
202	4,732 RSF
200/202	9,272 RSF
206	18,321 RSF
200/202/206	27,593 RSF
102/200/202/206	54,262 RSF
Warehouse	20,000 RSF

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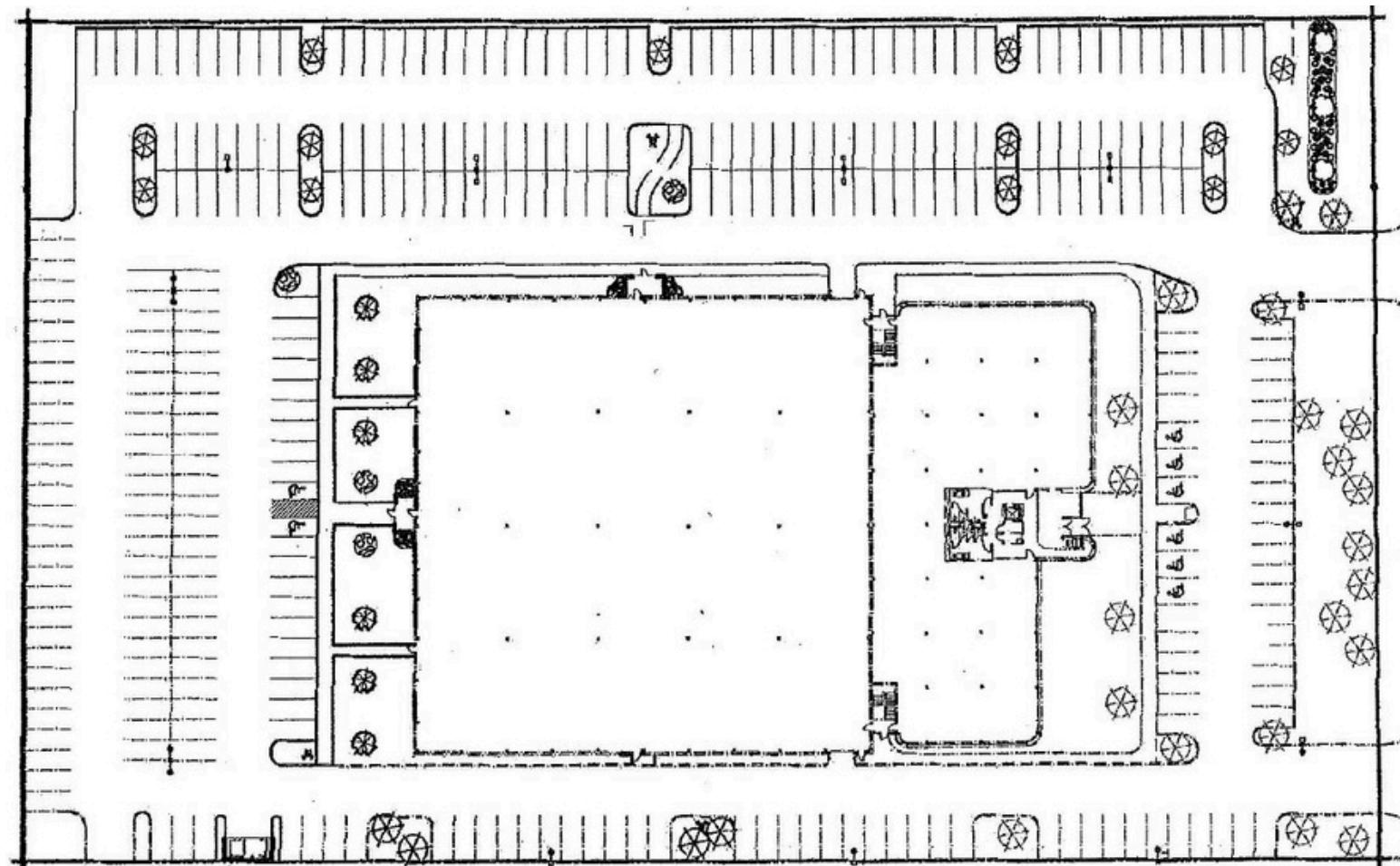
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Site Plan:



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